| 013.0 | 0001 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 827,300 / 827,300 |
| | | | | | USE VALUE: | 827,300 / 827,300 |
| | | | | | ASSESSED: | 827,300 / 827,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | -26 | MARGARET ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WHITTIER STEPHAN L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 24 MARGARET ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,242 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5242.000 | 362,200 | 3,300 | 461,800 | 827,300 |
| Total Card | 0.120 | 362,200 | 3,300 | 461,800 | 827,300 |
| Total Parcel | 0.120 | 362,200 | 3,300 | 461,800 | 827,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.79 | /Parcel: 384.7

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 013.0-0001-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 362,300 | 3300 | 5,242. | 461,800 | 827,400 | 827,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 282,500 | 3300 | 5,242. | 490,700 | 776,500 | 776,500 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 282,500 | 3300 | 5,242. | 357,900 | 643,700 | 643,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 265,100 | 3300 | 5,242. | 311,700 | 580,100 | 580,100 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 265,100 | 3300 | 5,242. | 265,500 | 533,900 | 533,900 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 236,300 | 3300 | 5,242. | 259,800 | 499,400 | 499,400 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 236,300 | 3300 | 5,242. | 213,600 | 453,200 | 453,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 245,800 | 3300 | 5,242. | 203,200 | 452,300 | 452,300 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WHITTIER VICTOR | 25276-332 | | 4/10/1995 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/3/2002 | 723 | Re-Roof | 6,000 | C | | | | |
| 7/5/2001 | 452 | Siding | 36,500 | C | | | | 39 NEW WINDOWS/VIN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/27/2018 | Meas/Inspect | BS | Barbara S |
| 1/27/2009 | Meas/Inspect | 294 | PATRIOT |
| 12/4/2001 | External Ins | PM | Peter M |
| 11/6/1999 | Inspected | 263 | PATRIOT |
| 9/24/1999 | Mailer Sent | | |
| 9/24/1999 | Measured | 163 | PATRIOT |
| 8/25/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5242 | | Sq. Ft. | Site | | 0 | 80. | 1.10 | 1 | | | | | | | | | 461,808 | | | | | | 461,800 | |

Total AC/HA: 0.12034 | Total SF/SM: 5242 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 461,808 | Spl Credit | Total: 461,800

## USER DEFINED

| | |
|---|---|
| User Acct | 9902 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/27/18 |
| !1234! | |
| Prior Id # 1: | 9902 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:53:32 |

## LAST REV

| Date | Time |
|---|---|
| 03/27/18 | 09:53:55 |
| apro | |
| 1234 | |

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Poor |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FR - Fair | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 40.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.13837206 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 189.653 |
| Other Features: | 104500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 606641 |
| Depreciation: | 244476 |
| Depreciated Total: | 362165 |

## COMMENTS

1/2 BATH BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

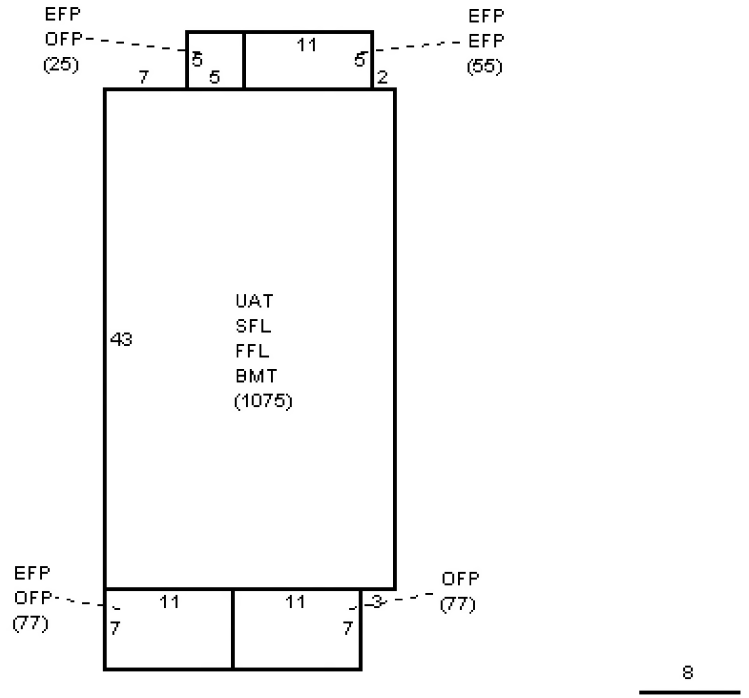
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 189.65 |
| Special Features: | 0 | Val/Su Net: | 93.23 |
| Final Total: | 362200 | Val/Su SzAd | 168.47 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,075 | 56.900 | 61,163 |
| FFL | First Floor | 1,075 | 189.650 | 203,877 |
| SFL | Second Floor | 1,075 | 189.650 | 203,877 |
| UAT | Upper Attic | 269 | 75.860 | 20,388 |
| EFP | Enclos Porch | 212 | 39.270 | 8,324 |
| OFP | Open Porch | 179 | 25.200 | 4,511 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,885 | | | Total: | 502,140 |
| Size Ad | 2150 | Gross Are | 4691 | FinArea | 2150 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

013.0-0001-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1926 | 27.50 | T | 40 | 104 | | | 3,300 | | | 3,300 |

| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | | Total: | 3,300 |
|---|---|---|---|---|---|---|---|